





YOUR SIGNATURE OF DISTINCTION
IN SOUTH OAKVILLE

The Deane

GRAND CONDOS & TOWNHOMES FROM \$1.2 MILLION

The Deane's Signature Collection in South Oakville presents large premium suites, where designer finishes, 10'+ ceilings, and generous 2 & 3 bedroom layouts blend seamlessly. Nestled near the water's edge, this is a haven of elegance.

With unprecedented purchaser incentives, securing your signature suite is an opportunity you can't miss.



Signature Sophistication

Introducing The Signature Collection, the epitome of sophistication at The Deane, South Oakville's premier address. Featuring an exclusive array of spacious luxury condos and townhomes, and an assortment of amenities, providing a first-class wellness experience.

Spacious 913 Sq.Ft. - 1,579 Sq.Ft. suites

Ceiling heights ranging from 10' - 14'

High-end appliances

Designer finishes



SIGNATURE INCENTIVES

The Deane

2.99%

**3-YEAR MORTGAGE
RATE GUARANTEE**

5%

**CREDIT ON
CLOSING**

\$200K

IN SAVINGS

FREE PARKING | PLUS MANY MORE!



Artist's impression. E. & O.E.



An Address That Stands For Good Living



Oakville consistently ranks among the best places to live in Canada. The Signature Collection at The Deane is your gateway to discovering this exquisite community.

Situated in the charming Kerr Village neighbourhood of South Oakville, discover fine dining, specialty shops, and artisan cafes at your doorstep. Partake in the vibrant ambience of nearby downtown Oakville, marvel at scenic waterfront views, and explore over 2,500 acres of lush parkland.



DOWNTOWN TORONTO 

WATERFRONT TRAIL 

DOWNTOWN OAKVILLE 

LAKE ONTARIO 

LAKESIDE PARK 

TANNERY PARK 

OAKVILLE HARBOUR 

KERR VILLAGE 

WESTWOOD PARK 

TRAFALGAR PARK COMMUNITY CENTRE



TRAFALGAR PARK 



Luxury Amenities

Lifestyle is the ultimate expression of refinement. The Signature Collection at The Deane boasts the finest amenities to support the social, professional, and wellness goals of residents. An expansive lobby with concierge, tranquil courtyard gardens, state-of-the-art coworking and fitness facilities, and a chic party room are among the amenities which provide a superior experience for Signature Collection residents.

The Lobby



Artist's impression. E. & O.E.

The Party Room



Artist's impression. E. & O.E.

The Outdoor Courtyard



Artist's impression. E. & O.E.

The Coworking Space



Artist's impression. E. & O.E.

The Fitness Facility



Artist's impression. E. & O.E.



Luxury Features & Finishes

Luxury is in the details. Suites of The Signature Collection are defined by meticulous craftsmanship, uncompromising quality, and timeless style. Soaring 10' ceilings open up courtyard views through large main floor windows, and en-suite bathrooms create a spa-like sanctuary with frameless glass showers, soaker tubs and modern cabinetry. Cutting edge smart home technology affords residents full control of appliances for convenience and efficiency, and every suite offers contemporary finishes to reflect the personal tastes of our esteemed residents.

BUILDING FEATURES

- Secure underground parking with remote control garage access
- Central bike storage area and bike repair station
- Indoor parking garage
- Spacious private lockers
- Electric vehicle charging (upgrade or limited use)
- Convenient gas line and hose bib connection provided to ground floor patios
- Environmentally friendly tri-sorter waste removal system

BATHROOMS

- Custom-designed bathroom cabinetry in a selection of door finishes
- Over-sized mirror
- Designer wall mount vanity fixture
- Quality porcelain or ceramic tiles as per designer packages in bathrooms (as per plan)
- Choice of quartz countertop
- Soaker tub or walk-in shower as per applicable plan. Choice of 4"x16" ceramic wall tile tub/shower surround to ceiling. Choice of 2"x2" mosaic floor tile for walk-in showers
- Frameless glass shower divider and door for walk-in showers
- Stylish undermount rectangular sink
- High-quality chrome single lever washerless faucets for all bathroom vanities and pop-up drain stoppers in bathroom sinks
- All showers to receive pressure balanced faucets
- Shower will have a ceiling mounted vapour proof light fixture and pot-lights above vanity
- Sleek designer choice of polished chrome bathroom fixtures
- Privacy lock
- Exterior vented exhaust fans

KITCHEN

- Custom-designed kitchen cabinetry in a selection of door finishes with island and soft-close drawer slides and tri-garbage sorter
- Choice of quartz countertop
- Single basin undermount stainless steel sink
- Sleek single lever deck mounted faucet set with pull-out spray
- Designer undermount cabinet lighting in kitchen
- ENERGY STAR® stainless steel finish appliance package including full-size range, 18" or 24" dishwasher and 24" or 30" wide fridge, as per plan
- Stainless steel finish hood vent with integrated lighting, vented to the exterior

SUITE FEATURES

- In-suite under counter kitchen waste sorting system for ease of sorting organics, recycling and general waste
- Soaring 9'9" to 14'1" ceiling heights
- Smooth ceiling finish throughout
- Designer-selected premium flat finish washable paint
- Contemporary 4" baseboard and 2 1/2" door casing
- Choice of quality engineered 5" laminate flooring from builder's standard selections, except in tiled areas
- Sturdy 9" solid wood core entry doors to suites
- Moulded two-panel interior passage doors throughout finished areas, excluding sliding closet doors
- High-quality lever handles in a modern matte black finish, on all interior doors in finished areas, including grip sets with dead bolt lock on suite interiors as per plan
- Space-saving, double-hanging clothes rod and linen shelving in portion of master closet to maximize storage
- White flat panel sliding closet doors
- Modern energy efficient windows, with screens on all operating windows
- Two-storey suites receive stained finish oak stairs, oak veneer stringer and nosing. Stained finish oak handrail with metal pickets and posts
- Stacked or side-by-side energy and water saving front loading 24" white washer and ENERGY STAR® qualified dryer vented to exterior, as per plan
- Laundry areas receive 13"x13" white ceramic tile flooring, as per applicable plan. Laundry rooms located within bathrooms receive porcelain tile flooring to match bathroom flooring, as per applicable plan

SECURITY

- Convenient key chain remote with access into building and from parking garage into building
- Video camera in garage with intercom to concierge
- Secured separate access for guests from visitor parking directly into lobby
- Electronic communication system in the secure main entry vestibule, viewed by security system camera
- Concierge service and enhanced security via 24-hour video surveillance monitoring system for lobby, main entrances and exits
- Reassuring smoke, carbon monoxide and heat detectors provided in all suites
- State-of-the-art fire protection sprinklers in every suite

ELECTRICAL

- Sub-metering of electricity and water to promote conscientious consumption
- Geothermal heating and cooling system
- Convenient individual electrical panel with circuit breakers
- Designer-selected light fixtures as per plan and switched outlets in living room, bedrooms and dens
- Structured high-speed wiring infrastructure with network centre to support the latest entertainment and high-speed communications services.
- Stylish ceiling light fixtures in foyer, hallway(s), kitchen, den, living room and bedroom(s), as per plan
- Patio, balcony and terrace lighting, as per architectural design

SMART TECHNOLOGY

- Comfortable individually controlled heating and air conditioning system in each suite with programmable thermostat
- Modern 7" white touch panel
- Two stylish lighting keypads with dimmer
- Convenient programmable thermostat
- Powerful wireless gateway hub
- Advanced keyless entry throughout the building
- Secure app to control and monitor your home
- Suite entry doors and interior to the building include state-of-the-art keyless entry doors
- A wide range of high-tech upgrade options such as audio distribution, in-ceiling/outdoor speakers/ lighting keypads, automated motorized shades, alarm system, cameras, network video recorders, video door stations, video distribution, remotes, door locks, motion sensors, surround sound systems and wireless access points.
- Hi-tech pre-wired telephone, cable television and communication outlets. Category 5e (or better) telephone wiring to all telephone outlets. RG-6 coaxial cable to all cable television outlets. Each cable television and telephone outlet connects directly to the suite network centre.

• Availability determined by suite design. Finishes to be selected from the vendor's samples • natural products (i.e. granite, wood and marble) are subject to natural variations in colour and grain. Tile is subject to pattern, shade and colour variations • if the unit is at a stage of construction which will enable the Vendor to permit the Purchaser to make colour and material choices from the Vendor's standard selections, then the Purchaser shall have until the Vendor's date designated by the Vendor (of which the Purchaser shall be given seven (7) days prior notice) to properly complete the Vendor's colour and material selection form. If the Purchaser fails to do so within such time period, the Vendor may irrevocably exercise the Purchaser's rights to colour and material selections hereunder and such selections shall be binding upon the Purchaser. No changes whatsoever shall be permitted in colours or materials so selected by the Vendor, except that the Vendor shall have the right to substitute other materials and items for those provided in this Schedule provided that such materials and items are of quality to or better than the materials and items set out herein • the Purchaser acknowledges that there shall be no reduction in the price or credit for any standard feature listed herein which is omitted at the Purchaser' request; • references to model types or model numbers refer to current manufacturers models. If these types or models change, the Vendor shall provide an equivalent model; • all dimensions, if any, are approximate. Actual useable floor space may vary from the stated floor area, if so stated; • all specifications and materials are subject to change without notice E. & O.E.; • pursuant to this Agreement or this Schedule or pursuant to a supplementary agreement or purchaser order, the Purchaser may have requested the Vendor to construct an additional feature within the unit which is in the nature of an optional extra. If, as a result of building, construction or site conditions within the Unit or Building, the Vendor is not able to construct such extra, then the Vendor may, by written notice to the Purchaser, terminate the Vendor's obligation to construct the extra. In such event, the Vendor shall refund to the Purchaser the monies, if any, paid by the Purchaser to the vendor in respect of such extra, without interest and in all other respects this agreement shall continue in full force and effect; • the Vendor shall have the right to substitute other products and materials for those listed in this Schedule, represented to the Purchaser or provided for in the plans and specifications provided that the substituted products and materials are of a quality equal to or better than the products and materials so listed or so provided. The determination of whether or not substituted materials and products are of equal or better quality shall be made by the Vendor's architect Renderings are artist's concept. E. & O. E.

CONTACT OUR SALES TEAM

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THEDEANE.COM